



**APPEALS STANDING COMMITTEE  
MINUTES  
June 9, 2022**

PRESENT: Councillor David Hendsbee, Chair  
Councillor Becky Kent  
Councillor Lisa Blackburn  
Councillor Iona Stoddard

REGRETS: Deputy Mayor Pam Lovelace, Vice Chair  
Councillor Patty Cuttell

STAFF: Karen MacDonald, Senior Solicitor  
Tanya Phillips, Manager, By-Law Services  
Eric Bowdridge, Legislative Assistant  
Simon Ross-Siegel, Legislative Assistant

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, reports, supporting documents, information items circulated, and video (if available) are online at [halifax.ca](http://halifax.ca).*

*The meeting was called to order at 10:02 a.m., and the Standing Committee adjourned at 10:22 a.m.*

**1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

The Chair called the meeting to order at 10:02 a.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

**2. APPROVAL OF MINUTES – April 14, 2022**

MOVED by Councillor Blackburn, seconded by Councillor Stoddard

**THAT the minutes of April 14, 2022 be approved as circulated.**

**MOTION PUT AND PASSED.**

**3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Additions: None

Deletions: None

MOVED by Councillor Kent, seconded by Councillor Blackburn

**THAT the agenda be approved as presented.**

**MOTION PUT AND PASSED.**

**4. BUSINESS ARISING OUT OF THE MINUTES – NONE**

**5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE**

**6. MOTIONS OF RECONSIDERATION – NONE**

**7. MOTIONS OF RESCISSION – NONE**

**8. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**9. NOTICES OF TABLED MATTERS – NONE**

**10. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**10.1 Correspondence**

**10.2 Petitions**

**10.3 Presentations – None**

**11. INFORMATION ITEMS BROUGHT FORWARD – NONE**

**12. REPORTS**

**12.1 DANGEROUS OR UNSIGHTLY PREMISES: DEMOLITIONS**

**12.1.1 Case 368815, Property located at 51 Winchester Ave, Halifax**

The following was before the Standing Committee:

- Staff recommendation report dated May 30, 2022
- Staff presentation dated June 7, 2022

The Chair confirmed that the property owner was not in attendance.

Thomas Murdoch, Compliance Officer II gave a presentation on Case 368815, showing photographs of the property taken March 6, 2022 and June 7, 2022. Murdoch responded to questions of clarification from the Standing Committee.

Murdoch advised that they had spoken with property owners Iris Alguire and Todd Alguire and notification was given. The property owners indicated that they were not currently using the building for storage or other purposes and they did not contest to the demolition of the accessory structure at this time.

MOVED by Councillor Blackburn, seconded by Councillor Stoddard

**THAT the Appeals Standing Committee finds the property to be dangerous or unsightly as per section 3(q) of the Charter and as per section 356 of the Charter, orders demolition of the accessory structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy, environmentally compliant and safe condition within thirty (30) days after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the Charter.**

**MOTION PUT AND PASSED.**

#### **12.1.2 Case 369428, Property located at 213 Fraser Rd, Williamswood**

The following was before the Standing Committee:

- Staff recommendation report dated May 30, 2022
- Staff presentation dated June 7, 2022

Thomas Murdoch, Compliance Officer II gave a presentation on Case 369428, showing photographs of the property taken May 18, 2022 and June 7, 2022. Murdoch responded to questions of clarification from the Standing Committee.

**Edmund Butler Walsh, Property Owner** spoke to their want to demolish the property. Walsh noted previous issues obtaining a permit and several health issues which hindered this work. Walsh preferred to proceed with the demolition themselves to lower costs. Walsh had recently spoken with a contractor who confirmed the demolition work could proceed and be completed within the next two months.

Karen MacDonald, Senior Solicitor responded to questions of clarification around process, and confirmed it was open to the Appeals Standing Committee to issue an order with a term of sixty days.

MOVED by Councillor Blackburn, seconded by Councillor Kent

**THAT the Appeals Standing Committee finds the property to be dangerous or unsightly as per section 3(q) of the Charter and as per section 356 of the Charter, orders demolition of the main structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy, environmentally compliant and safe condition within thirty (30) days after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the Charter.**

MOVED by Councillor Blackburn, seconded by Councillor Kent

**THAT the Appeals Standing Committee amend the Demolition Order to extend the compliance timeline to sixty (60) days.**

**MOTION TO AMEND PUT AND PASSED.**

The motion as amended now read:

MOVED by Councillor Blackburn, seconded by Councillor Kent

**THAT the Appeals Standing Committee finds the property to be dangerous or unsightly as per section 3(q) of the Charter and as per section 356 of the Charter, orders demolition of the main structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy, environmentally compliant and safe condition within sixty (60) days after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the Charter.**

**MOTION AS AMENDED PUT AND PASSED.**

**13. MOTIONS – NONE**

**14. IN CAMERA (IN PRIVATE) – NONE**

**15. ADDED ITEMS – NONE**

**16. NOTICES OF MOTION**

**17. DATE OF NEXT MEETING – July 14, 2022**

**18. ADJOURNMENT**

The meeting adjourned at 10:22 a.m.

Simon Ross-Siegel  
Legislative Assistant